



**205 Van Slyke Way  
Red Deer, Alberta**

**MLS # A2312638**



**\$749,999**

<b>Division:</b>	Vanier East		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,354 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** 2 X Sheds, Sound system and receiver in the basement, projector screen

Welcome to 205 Van Slyke Way &mdash; move-in ready, fully developed, and loaded with upgrades. This exceptional two-storey in the highly sought-after Vanier East subdivision delivers the space, quality, and lifestyle that today's buyers are looking for. The sunny main floor impresses with rich hardwood flooring and granite countertops throughout a bright, open-concept layout designed for both everyday living and effortless entertaining. The gourmet kitchen features a central island, ample cabinetry, and seamless flow into the dining and living areas &mdash; a setup that works as hard as it looks. A private office, welcoming foyer, convenient mudroom, and 2-piece bath round out a main floor that's as functional as it is beautiful. Upstairs, four generously sized bedrooms provide room for the whole family. The spacious primary suite features a walk-in closet and private ensuite, while a large vaulted bonus room offers the perfect flex space for a media lounge, playroom, or second living area. Upper-floor laundry adds the everyday convenience today's buyers expect. The fully developed walkout basement takes this home to another level &mdash; featuring an additional bedroom, full bathroom, second laundry area, and a professionally designed media room with installed speakers and subwoofers built in. Whether it's movie nights or hosting guests, this space delivers. Outside, a durable composite deck overlooks a fully fenced backyard &mdash; perfect for summer evenings, morning coffee, or letting the kids run free. The extended concrete driveway, double attached garage, and two sheds ensure you'll never run out of parking or storage. The upgrades list is long and the quality is real: high-end appliances, central air conditioning, central vacuum, on-demand hot water, water softener, humidifier, and HRV unit. Window coverings included throughout. This home has been

maintained to a standard that shows. Located steps from parks, schools, and everyday amenities in one of Red Deer's most family-friendly and established neighbourhoods &mdash; Vanier East continues to be one of the city's most in-demand addresses for good reason. This one is turnkey. Nothing to do but move in.